

HISTORIC AND DESIGN REVIEW COMMISSION

June 01, 2022

HDRC CASE NO: 2022-277
ADDRESS: 214 E CAROLINA ST
LEGAL DESCRIPTION: NCB 2956 BLK 0 LOT 10
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Guy Chipman III/Guy Chipman Construction LP
OWNER: Barrette & Simone George
TYPE OF WORK: Chimney removal
APPLICATION RECEIVED: May 04, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Hannah Leighner

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to permanently remove two chimneys.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

A. MAINTENANCE (PRESERVATION)

i. Regular maintenance and cleaning—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Roof replacement—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. Roof form—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. Roof features—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. Materials: sloped roofs—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. Materials: flat roofs—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. Materials: metal roofs—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.
- vii. Roof vents—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

FINDINGS:

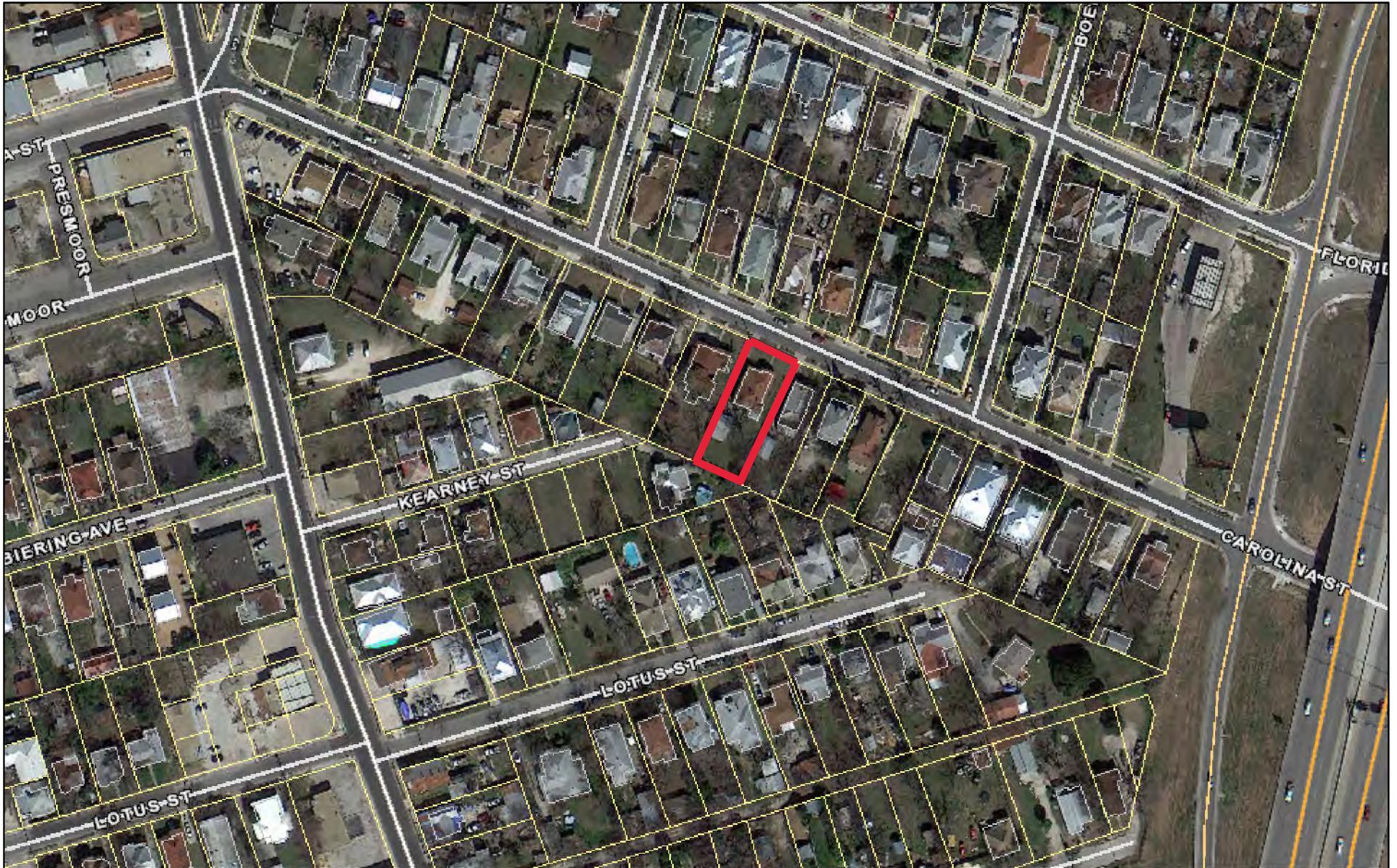
- a. The primary structure located at 214 E Carolina is a single-story, residential structure with an asymmetrical wrap-around porch and standing seam metal roof. The property is contributing to the Lavaca Historic District.

- b. **CHIMNEY REMOVAL** – The applicant has proposed to remove two of the existing chimneys from the historic structure. The front-most chimney will be maintained. The Historic Design Guidelines 3.B.iii state that existing historic roof forms should be maintained. Staff finds the removal of the chimney to be inconsistent with the Guidelines.
- c. **CONDITION ASSESSMENT** – The applicant has provided a structural engineer’s letter for the assessment of the structural integrity of the chimneys requested to be removed. The applicant has also provided photo documentation of the ceiling interior which is beginning to bulge in response to the weight and degradation of the makeshift support for the brick chimneys. As stated in the letter, the two rear chimneys are not adequately supported internally in the attic space, which has resulted in interior damage and leaning of the chimneys in the roof. This assessment advises removal of the chimneys to avoid imminent damage to the structure, and that reconstruction can be accomplished following remedial work to adequately support the features. Staff finds the temporary removal of the chimneys and reconstruction to be most appropriate as an effort to preserve the whole of the historic structure.

RECOMMENDATION:

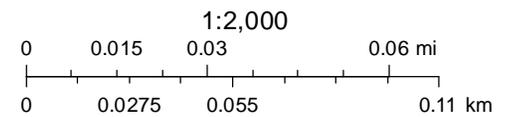
Staff does not recommend approval of permanent removal based on findings b and c. Staff recommends temporary removal, structural reinforcement, and reconstruction consistent with the Guidelines.

City of San Antonio One Stop



May 27, 2022

 User drawn lines

























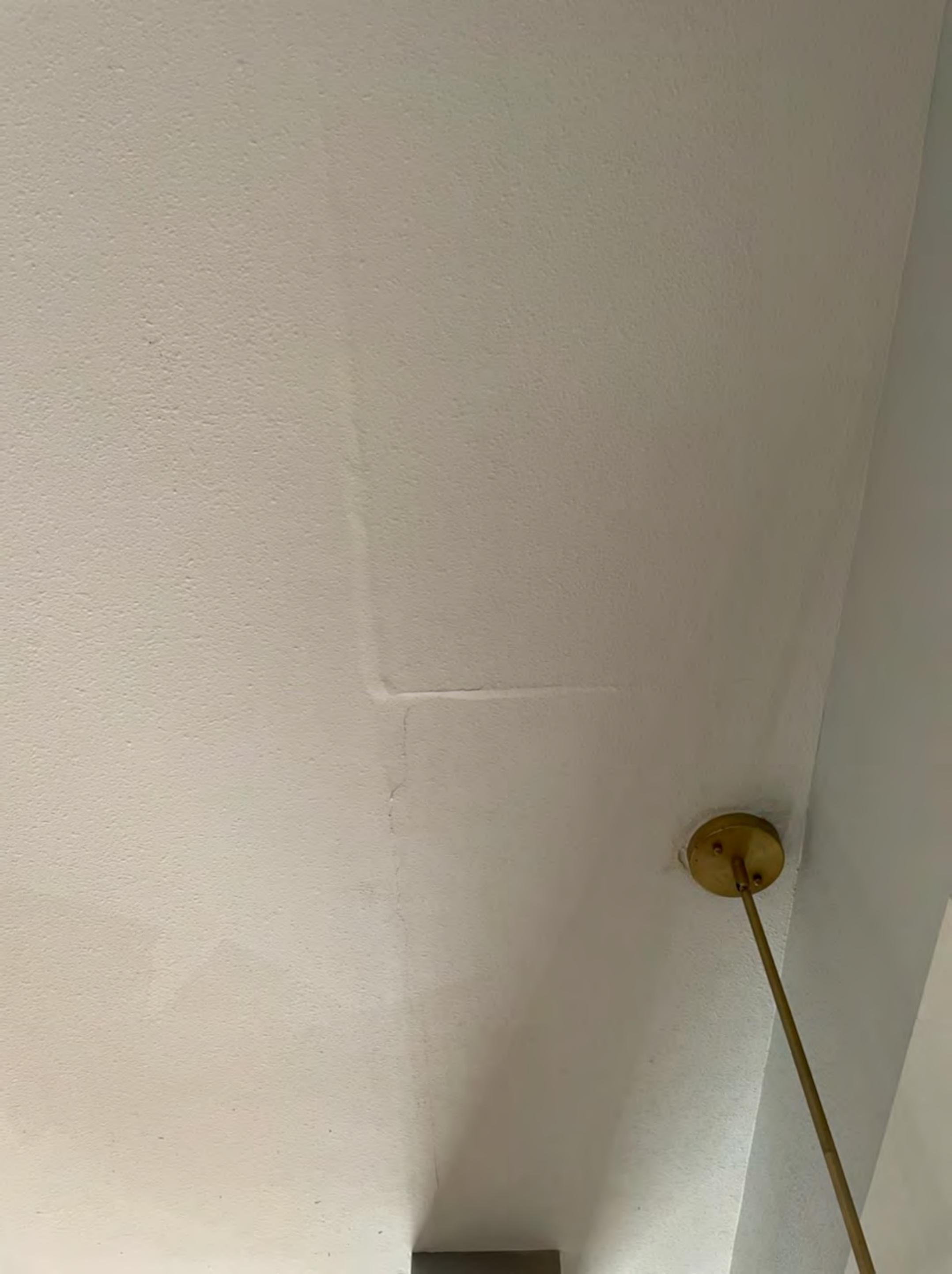












Structural Observation Report

March 30, 2022

Mr. Guy W. Chipman III
Guy Chipman Construction
215 Elizabeth Road
San Antonio, Texas 78209

Referenced Project: Structural Observation and Report
Roof and Ceiling Framing
214 Carolina Street
San Antonio, Texas 78210

Dear Mr. Chipman:

The structural observation made at the above referenced residence revealed several concerns of the structural framing of the roof and ceiling.

It was very noticeable the interior of the residence had been modified significantly by removing interior load-bearing walls and replacing them with beams. Two fire places had been removed and the chimney above the ceiling supported with wood supports.

Interior beams are severely deflected indicating they are overloaded. Ceilings are deflecting indicating the same overload condition. A load-bearing wall was built over floor decking with no support beneath it causing the deck to deflect due to the overload. The tops of the exterior wall are deflected outwards indicating the gable roof is flattening out, pushing the walls outward.

The loads from the remaining portion of chimneys are not properly supported. One chimney is overloading the support framing and causing very noticeable roof and ceiling deflection. The other chimney has caused a deflection in the support framing and is noticeably leaning.

While some of the deflection of framing members and wall are caused by insufficient framing, the majority of the deflection and concern is caused by the weight of the chimneys.

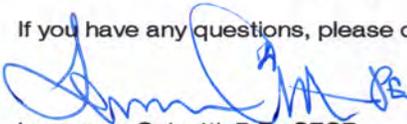
We strongly recommend that the two chimneys supported on wood members be removed before the framing support members fail and the chimneys collapse into the interior. While there is no imminent danger, the removal should be performed as soon as possible.

There is additional danger in that during a fire the framing members would be damaged and the chimneys fall on unsuspecting fire fighters, unaware of the hidden masonry above.

If required, once all the structural framing is repaired and the walls plumbed, the chimneys could be reconstructed with proper structural support.

As denoted by the engineering seal on this letter, we believe we have fulfilled our obligations as an engineer under the Texas Engineering Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering. We further believe we have met those requirements insofar as our responsibility for noting dangerous conditions and the report of such conditions.

If you have any questions, please call, respectively,


Lawrence Calvetti, P.E., SECB

**CALVETTI &
ASSOCIATES**
Professional Engineers Inc.

CAPE Project Number 22054027

